



Shoppes at Simpson Road

1400-1426 Simpson Road

Kissimmee, FL

For Lease



Key Property Highlights

- Intersection of Fortune Rd and Simpson Road
- 2,400 SF 2nd Generation Retail Shell Unit
- Suites Range From 1100 SF to 1700 SF
- Custom Awnings, Canopies and Banding
- Professionally Landscaped
- Fully Lighted Parking Lot
- Street Side Monument Signs for Tenant Business Name
- Rear of building features: Concrete Pads, Steel Safety Doors, and Lighting
- Block w/Stucco Finish including 1 Hour Fire Wall Separation

Demographics	1 Mile	3 Miles	5 Miles
2013 Population	7,875	66,171	123,971
2013 Households	2,430	20,757	40,185
2013 Avg. HH Income	\$\$54,967	\$55,388	\$52,118

Traffic Count on Simpson Road: 22,000 cars per day





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